



Watkins Cottage, Eaglesfield, DG11 3LP

Offers Over £240,000



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- Detached traditional three bedroom cottage
- Modern kitchen with integrated appliances
- Generous sized lounge with open fire
- Modern fittings and tastefully decorated
- Double detached garage with dual door access
- Oil central heating
- Fibre broadband to premises
- Extensive driveway
- Excellent transport links to North and South

Three bedroom detached traditional cottage with modern fixtures and fittings, large driveway, detached double garage and garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Watkins Cottage is a traditional, detached three bedroom cottage which has been a loving, family home for over 20 years. This 19th Century property is constructed of solid sandstone under a pitched slate roof and provides an excellent opportunity for someone searching for a spacious and flexible home briefly comprising of a porch, kitchen, living room, family bathroom, three double bedrooms and externally an extensive driveway and detached, double garage with dual door access, all set within 0.25 acres.

The principle access to the property is via a lean-to uPVC porch with lino flooring, perfect for storing those muddy boots or washing your pets paws. The kitchen was renovated approximately 5 years ago which included the installation of new sky lights. The kitchen is modern, featuring an integrated electric oven and hob, 1.5 bowl drainer sink and a wall mounted radiator. The living room is ideal for evening entertainment featuring a lovely open fire.

There are two generous double bedrooms on the ground floor with the largest complete with fitted wardrobes. A uPVC glass door from the main hall allows access to the garden and there is scope to create a lovely decking area. The family bathroom has been upgraded recently and is complete with white tiled walls, bath with complimentary grey boarded splashback, separate shower cubicle, WC and wash hand basin.



Upstairs there is a third double bedroom with two Velux windows and plenty of storage space. There is a door into the attic from the upstairs landing, which is boarded and offers a fantastic space for storage.

Externally, the property is peacefully located in the corner of a quiet estate in Eaglesfield. A large driveway with gated access provides ample parking. The detached double garage with dual door access and boarded attic provides an additional secure space for vehicles as well as a workshop area. The boundary of the property is well fenced and to the side of the house is a good sized lawn and planting area. There is an outdoor tap and multiple storage sheds.



Situation

The property is located in a popular commuter village around 6 miles from the charming town of Annan in Dumfries and Galloway. The village benefits from a small Post Office where residents are able to purchase goods and there is a Church, church hall and village hall within the village, both with active community groups. For larger shopping needs, Annan boasts a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Eaglesfield primary school with a catchment to Lockerbie Academy, offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

For commuters, Annan (6 miles), Lockerbie (7 miles) or Gretna (8 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74 provides easy connection to major cities across Scotland and Northern England. A regular bus route is also available to Gretna, Lockerbie, Annan and Carlisle.

What 3 words

///sized.coffee.timeless



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Fibre to the premises and there is good mobile coverage available

Services: Watkins Cottage is serviced by mains water supply, mains electricity, mains sewerage and oil fired central heating, with open fire in the living room.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.



Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

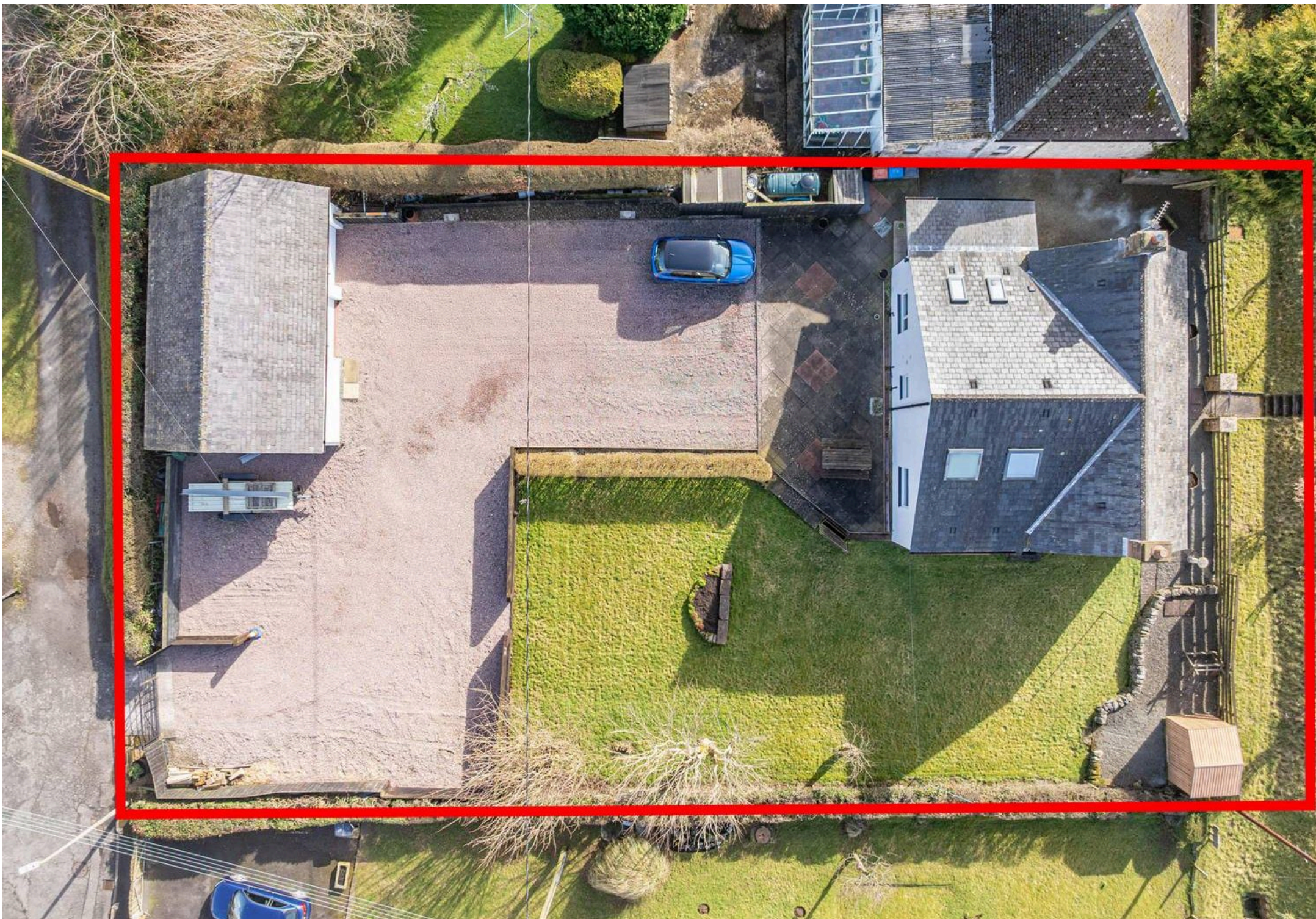
Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band C.

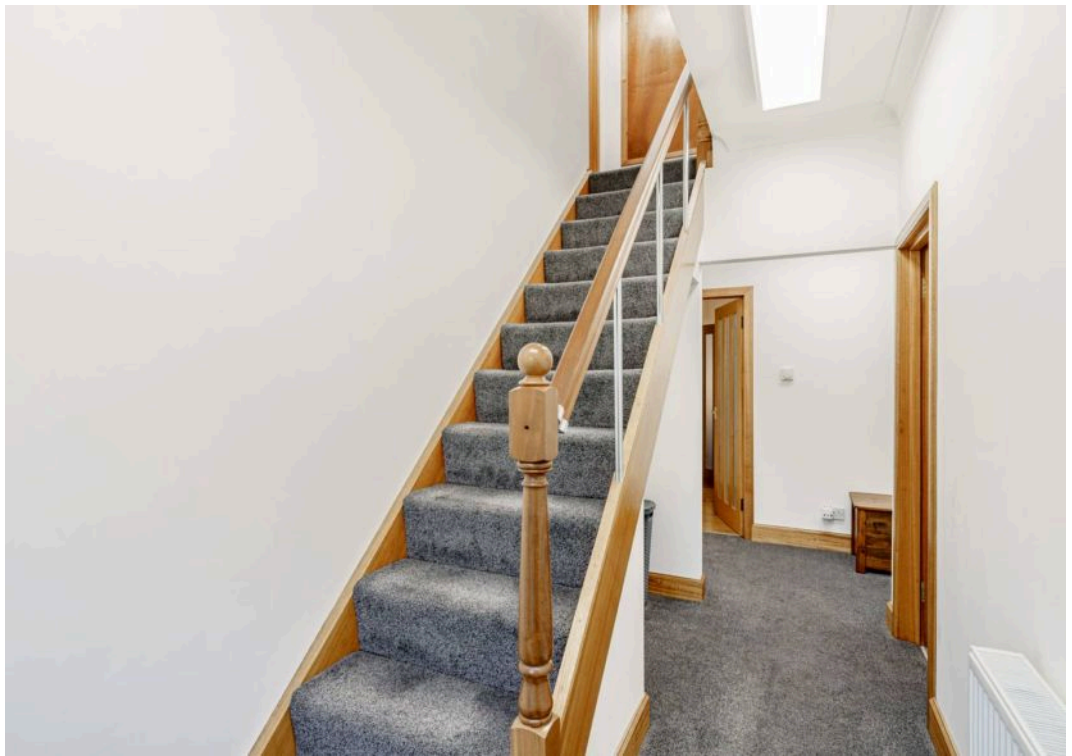
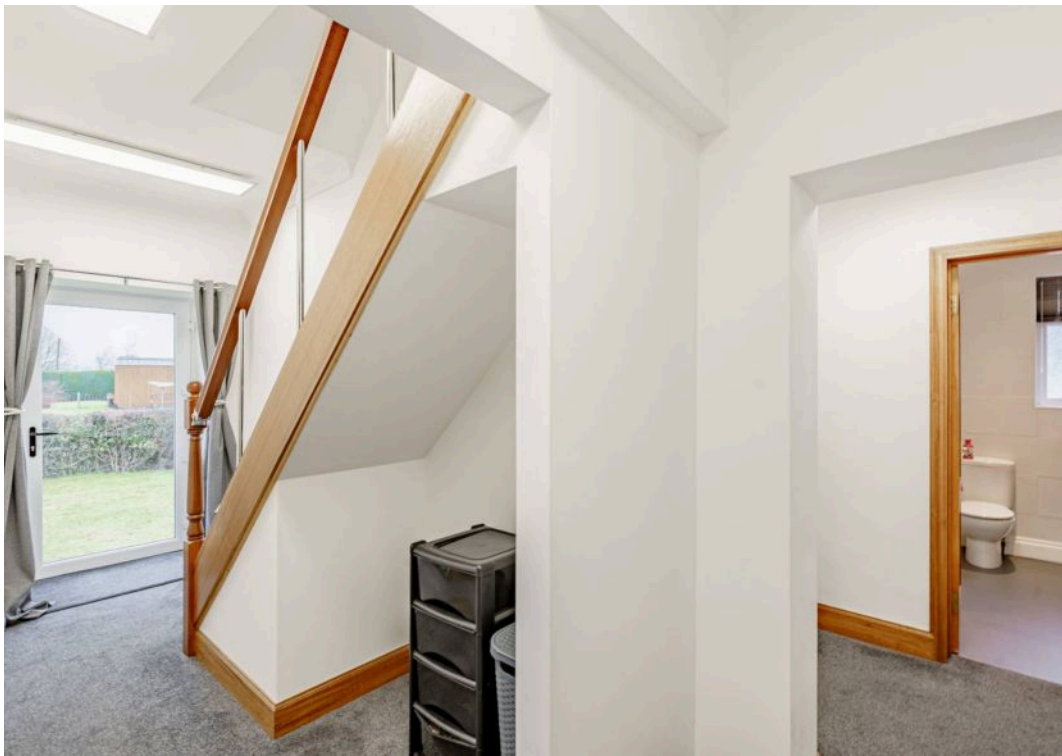
Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates—arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





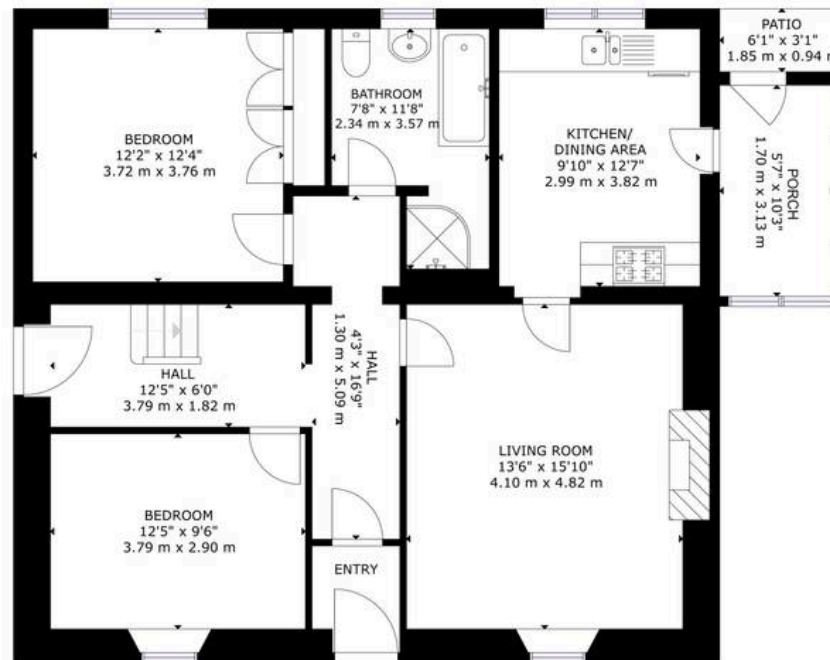
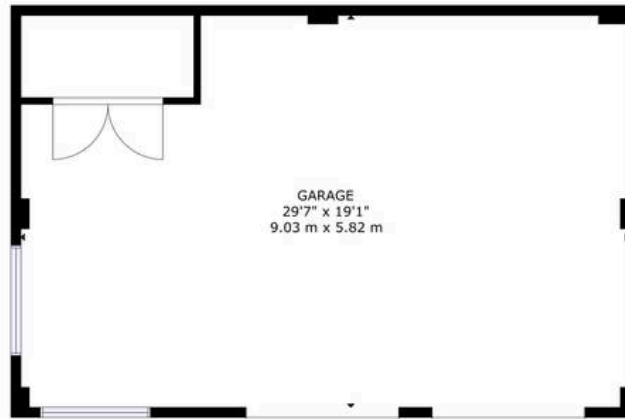




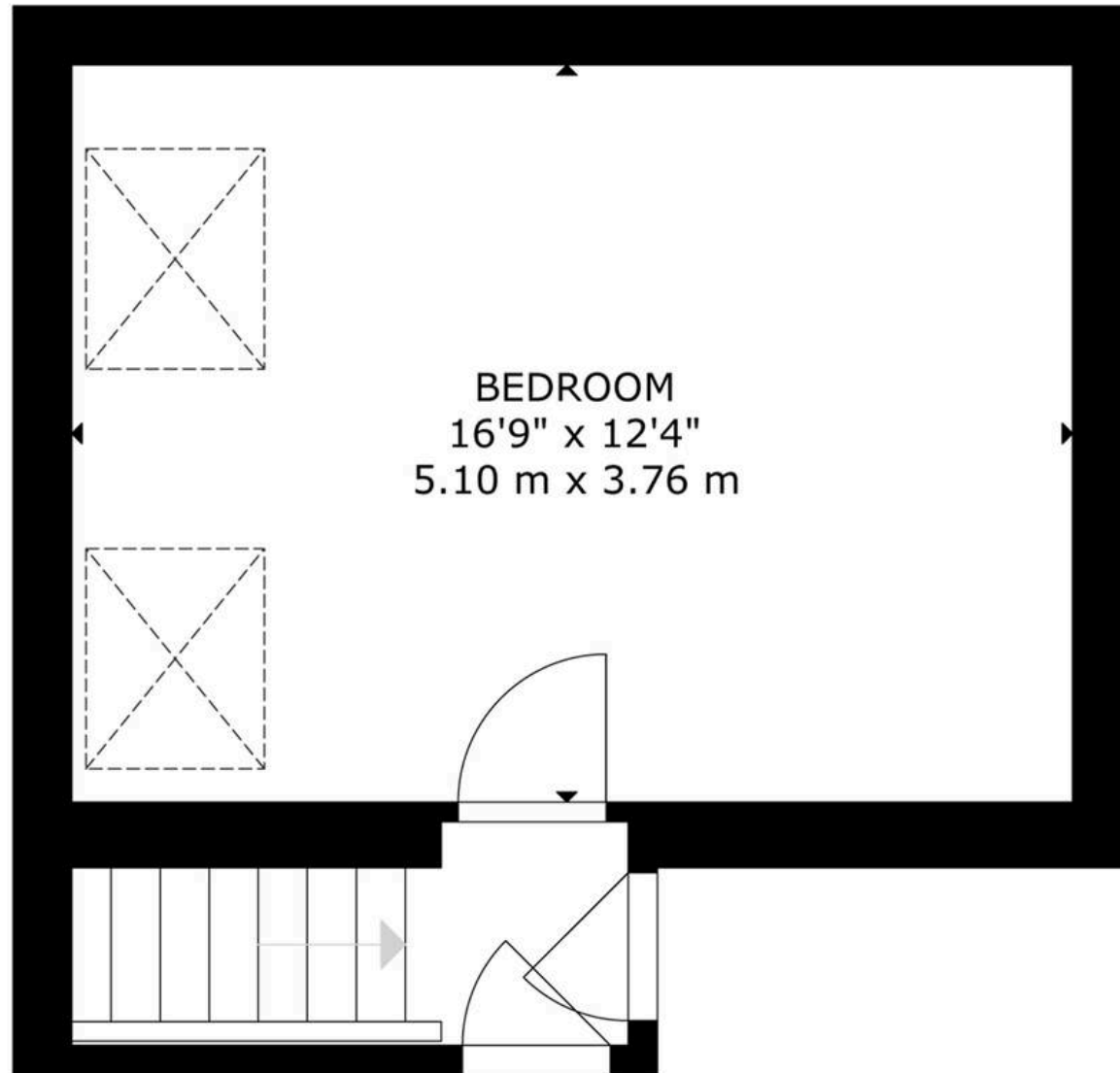








GROSS INTERNAL AREA
FLOOR 1: 996 sq.ft, 93 m², FLOOR 2: 182 sq.ft, 17 m²
EXCLUDED AREAS: GARAGE: 565 sq.ft, 53 m², PATIO: 19 sq.ft, 2 m²
TOTAL: 1178 sq.ft, 110 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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